

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Andrews 117 LLC/Andrews Ave-  
NE 17 Ct. Plat

**Case #:** 19-P-03

**Date:** December 9, 2003

**Comments:**

1. The Surveyor's sketch of description indicates a forty (40) foot right of way half section for Andrews Avenue and a 27.22 foot corner chord at the intersection with N.E. 17 Court. The Broward Co. Traffic Ways Plan calls for a forty four (44) foot half section for Andrews Avenue on this particular roadway segment. Please verify the required corner chord with Broward County's Engineering Division and proceed with the necessary dedication of that chord and four (4) additional feet along Andrews Avenue prior to recording of the plat.
2. The applicant shall provide for this necessary dedication on a revised copy of the plat when routing it for the authorization by Tony Irvine (City Surveyor) and then Tim Welch before submitting the plat for hearing by the City's Planning & Zoning Board.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Parks & Recreation

**Member:** Kathy Connor  
954-828-5869

**Project Name:** Andrews 117 LLC/Andrews Ave-  
NE 17 Ct. Plat

**Case #:** 19-P-03

**Date:** December 9, 2003

**Comments:**

1. Since this is a commercial plat, there are no impact fees for parks.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Andrews 117 LLC/Andrews Ave-  
NE 17 Ct. Plat

**Case #:** 19-P-03

**Date:** December 9, 2003

Plat Approval / 8000 sq. ft. of commercial

**Comments:**

1. A separate application and fee will be required for Planning and Zoning Board and City Commission submittal.
2. Plat must comply with Sec 47-24.5 Subdivision Regulations.
3. Tony Irvine, City Surveyor, and Tim Welch, Engineering Design Manager, will provide technical comments in regard to the plat.
4. Coordinate need for easements with the franchise public utilities.
5. This plat is subject to transit impact fees, which will be accessed through Broward County.
6. Additional comments may be forthcoming at the DRC meeting.